

Community Assistantship Program

Pine Island 21st Century Vision: Long Range Comprehensive Plan

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**Pine Island
21st Century Vision:
Long Range
Comprehensive Plan**

Conducted on behalf of
Pine Island Economic Development Authority

Prepared by
Andrew Mielke, Graduate Research Assistant,
University of Minnesota
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CAP Report 002

CURA RESOURCE COLLECTION

**Center for Urban and Regional Affairs
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330 Humphrey Center**

Socio-Economic Trends

City Survey

In early 1999, the Pine Island Economic Development Authority distributed a survey to city residents and businesses. The survey asked residents for their opinions on various planning and developmental issues.

The overall response showed that people view Pine Island as a growth corridor, both residential and commercial growth. Many people predict a large increase in population over the next couple of decades. Due to the recent residential developments that are taking place, people have expressed that growth is very promising in and around Pine Island. Many residents have stated that there is a need for more residential planning, despite the subdivisions that have occurred in recent years. Many people have noted that the City of Pine Island needs to expand much of the existing infrastructure, most notably sewer and water. They also have stated that the City needs some type of access to and from the southern edge of Pine Island to USH 52.

The rural atmosphere is just one of the many things that people who live in Pine Island cherish. Safety, a good school system, and the familiarity of a small town are just a few of the other characteristics that are enjoyed about the City of Pine Island. In the future, people would like to see more entertainment made available, including promoting and enhancing the Douglas State Trail.

Population

The City of Pine Island has experienced steady growth over the past several decades. The U.S. Census recorded a 1990 population for Pine Island of 2,125. This figure has gone up quite steadily since that time. In 1997, Pine Island's population was reported to be 2,260 and the 2000 projected population is expected to be 2,284. Table 1.1 shows the City of Pine Island's population in 1980, 1990, 1997, and the percentage change between these three figures. Based on this information, it is possible to project the population for 2000, 2010, and 2020. These figures are listed in Table 1.1. In addition to the Pine Island population figures, Goodhue County, Olmsted County, the State of Minnesota, and the United States population figures are listed. The 2000 Census will give a more accurate update on the overall population of Pine Island, along with county and state data. Future projections are quite difficult to do for relatively small areas because many of the figures used will incorporate larger, surrounding metropolitan areas. Growth from metropolitan areas, primarily Rochester and the Twin Cities will influence the population of Pine Island dramatically. These projections do not account for areas of land that the City may annex in the future. Therefore, if the overall land area of the City increases or people begin to migrate into Pine Island at a rapid rate, these projections may be an underestimation of the true population.

Table 1.1

Population								
	1980	1990	80-'90 % Chg.	1997	90-'97 % Chg.	Projected 2000	Projected 2010	Projected 2020
City of Pine Island	1,977	2,125	7.49	2,260	6.35	2,284	2,455	2,640
Goodhue County	38,749	40,690	5.01	42,987	5.65	43,080	44,520	47,320
Olmsted County	92,006	106,470	15.72	116,537	9.46	118,740	125,490	129,510
Minnesota	4,075,970	4,375,099	7.34	4,735,830	8.25	4,806,020	5,066,540	5,243,620

*Pine Island population projections based on 7.49% growth rate, other projections from Minnesota Planning

**Data received from Minnesota State Demographic Center

The City of Pine Island has a mixture of people in regards to the age of the population. The median age of people residing in Pine Island is 33.5, with 23.25% of the population is in the 5-18 age bracket and 17.13% of the population age 65 and older. The population of Pine Island is categorized into various cohorts as shown in table 1.2.

Table 1.2**1990 Age Distribution for the City of Pine Island**

Age	Number of People	% of People
Under 5	158	7.44
5-18	494	23.25
19-29	290	13.65
30-39	339	15.95
40-49	253	11.91
50-64	227	10.68
65+	364	17.13
Total	2125	100.00

Source: <http://govinfo.library.orst.edu/cgi-bin/buildit?1a-51136.mnp>

Household Information

The number of households in the City of Pine Island has increased concurrently with the population. From 1980 to 1990 there was a 12.4% increase in the number of households in Pine Island. The total number of households in Pine Island in 1990 totaled 772, while in 1996 that total was 826. The percentage growth in households that Pine Island is experiencing is even higher than the overall figures for Goodhue County (12.4 compared to 11.5%). The number of households in the City of Pine Island is considerably higher in 1999 than it was in 1996 due largely in part to annexations that have occurred and a steady rate of new construction. Table 1.3 displays the number of households in the City of Pine Island and Goodhue County for 1980, 1990, and 1996. Table 1.4 breaks down the number of people in each household. As illustrated, both the City of Pine Island and Goodhue County are experiencing a decrease in the number of people per household, with Goodhue having an even lower number of people per household. The number of people per household may be slightly higher for the City of Pine Island than the County due to the structure of families in Pine Island and many households having children.

Table 1.3

Household Trends 1980-1996					
	1980	1990	% Change	1996	% Change
	Households	Households	1980-1990	Households	1990-1996
City of Pine Island	687	772	12.4	826	7.0
Goodhue County	13,628	15,198	11.5	16,276	7.1

Source: 1990 Census; Minnesota State Demographer

Table 1.4

Average Number of Persons Per Household 1980-1996				
			1996 State	2001 Projected
	1980 Census	1990 Census	Demographer	Claritas
City of Pine Island	2.75	2.66	2.62	2.63
Goodhue County	2.76	2.60	2.56	2.56

Source: 1990 Census; State Demographer; Claritas, Inc.

Median Owner Occupied Home Value

The City of Pine Island reported a 1990 median owner occupied home value of \$58,800. In 1997, the County Assessor's review of houses in the City of Pine Island reported a median owner occupied value of \$76,010. This is a dramatic increase from 1990 and due to new construction occurring within Pine Island, this number is going to continue to rise. The State of Minnesota reported a 1990 median owner occupied home value of \$74,000. Table 1.5 easily illustrates the values as reported in the 1990 Census and in 1997 by the County Assessor for the City of Pine Island.

Table 1.5

Estimated Owner Occupied House Values - 1990-1997		
	1990 Median Value Census	1997 Median Value County Assessor
Pine Island	\$58,800	\$76,010

Source: 1990 Census; Community Partners Research Inc.; Goodhue County Assessor

Building Trends

The City of Pine Island has had steady growth over the past five years. From 1994 to 1998, 215 building permits were issued. Over one third of these permits were issued for residential, with the overwhelming majority being single family dwellings. The next highest form of construction was additions to dwellings. Over this same five-year period, there has been a dominant trend in single family residential units with only two duplexes built and no other multifamily units.

Table 1.6

Type of Building Permit	1994	1995	1996	1997	1998	Total	%
Residential	17	14	11	12	18	72	33.49
Addition/Remodeling	5	4	10	12	10	41	19.07
Garages	3	2	6	9	7	27	12.56
Patio/Gazebo	6	7	7	7	7	34	15.81
Commercial/Industrial	5	3	3	4	6	21	9.77
Public Building	2	1	2	0	2	7	3.26
Other	2	1	6	4	0	13	6.05
Total	40	32	45	48	50	215	100

Source: Pine Island City Administrator

Historical Growth Forecast and Developmental Impact

Based on the building trends of the past five years it is possible to project into the future until the year 2020, the equivalent of 21 years. Based on the current growth rate, the City of Pine Island can expect approximately an additional 303 more residential units. Based on the 1990 census average of 2.66 people per dwelling unit in the City of Pine Island, this would mean an additional 789 more people. These figures are based on the current trends in the City of Pine Island and do not reflect possible annexations that may occur. In addition, this model does not consider migration and urban sprawl issues from neighboring areas, most significantly Rochester and the Twin Cities. It is quite reasonable to expect these figures to be quite conservative and that in the future growth rates will increase in Pine Island.

In addition to the increase in total population, there will also be an increase in demand put on the current infrastructure, most notably streets and highways. Using the multiplier of 10 vehicle trips per day per household, the predicted 303 single family dwelling units would generate an additional 3030 vehicle trips per day on city streets, county, state, and U.S. roadways.

ECONOMIC TRENDS

Median Income

The 1989 per capita income for the City of Pine Island was \$11,421. Goodhue County had a 1989 per capita income of \$16,432 and Olmstead County reported a 1989 per capita income of \$19,600. County figures are available each year, with 1996 being the most recent. In 1996, Goodhue County's per capita income was \$23,486 while Olmstead County's per capita income was \$26,478.

Unemployment

Data regarding the unemployment rate is difficult to gather for a community the size of Pine Island. By looking at the surrounding county data, state data, and national data, some very good conclusions can be made.

Goodhue County has been quite consistent with Minnesota unemployment rates. The 1998 annual average for Goodhue County was 2.4%, which is slightly lower than the overall State average of 2.5%. Both of these figures fall well below the 1998 National average of 4.5%. Olmstead County has had an even lower rate of unemployment compared to Goodhue County and the entire state of Minnesota. The Olmstead County unemployment rate has declined steadily since 1994, from 3.7% all the way down to the 1998 average of 1.6%.

Public Facilities

Water Supply and Sanitary Sewer Service

At the current time, the City of Pine Island serves all the City residents and a few houses that are not inside the city limits. The western boundary of the water and sewer district is the Hillcrest Court and Kimberly Court area, while the southern boundary is 8th Street, but the recent subdivision, Bach Estates, also receives service. The northern boundary is County Highway 11 and on the east side of the City, water and sewer service is provided along County Highway 11 and serves residents along Island Heights Court. Certain areas of Pine Island do not receive city water and sewer service. Pine Island does not service residents along Oak Lane N.E. and a small portion of East Frontage Road for water and sewer. A small portion of the City along Campbell Court S.W. receives only partial services and a few houses along County Highway 27 do not receive City services.

Due to the recent developments that have occurred near and around Pine Island, there are discussions on expansion of this service. City limits roughly define the current water and sewer service district, but many of the most recent developments that are occurring are all located just outside of the city limits. There are several options that the City may consider, but at the current time, no decisions have been made. Water and sewer lines have been stubbed off out past 3rd Avenue S.W. to eventually reach 6th Avenue S.W. for future water and sewer expansion both west and southwest of the City. The current water and sewer system does have a few lift stations located on the edge of the City which would enable expansion of both water and sewer service. One lift station is located at the intersection of 1st Avenue S.W. and 8th Street. The other lift station is located at Bach Estates and 1st Avenue S.E. Both of these lift stations enable the City to expand its current service if the situation arises. The most appropriate measures to take at this time may be a cost-benefit analysis to evaluate which option is the most beneficial.

Based on the current wastewater treatment plant, the City of Pine Island can support an additional 250 homes. The current plant has a total capacity of 709,000 gallons/day. It is currently handling approximately 377,000 gallons/day, but due to a contract with the Land O' Lakes Company, Land O' Lakes can increase their output another 150,000

gallons/day. This would bring the daily total to approximately 527,000 gallons/day. Based on these figures and staying conservative in this projection, some form of expansion is recommended in the future to meet the needs of City residents.

Under the existing zoning code, all dwellings that are built within the City of Pine Island are required to hook up to the City water and sewer lines. New homes built outside of the City of Pine Island having private sewer systems must follow the standards as found in the Minnesota Pollution Control Agency's Standards for Sewerage Treatment 6 MCAR 4.8040 (Pine Island City Code Book). If new homes will use on-site septic systems, lots must be of adequate size and contain suitable soil types for percolation (Sutro, pg. 23). Another tactic that can be used is to encourage cluster development, which enable natural preservation and can eliminate septic sewer problems.

The City of Pine Island has areas where development may take place. Proper coordination between the City and private developers is important for long term success. People who live just beyond the Pine Island city limits are currently using private water and sewer systems. These systems are not as efficient or environmentally safe as some other form of a treatment plant.

The City of Pine Island also has a storm sewer system installed for drainage purposes. This area is not quite as large as the city limits, but does drain the majority of the City from runoff and other excess amounts of water. The Minnesota Department of Natural Resources has documented various techniques regarding surface water runoff and storm sewer drainage. Any expansions or alterations of the existing storm sewer system should be verified through the Minnesota Department of Natural Resources.

Electric Utilities

The entire City of Pine Island is served by Northern States Power for all of its electric needs. Aside from the typical connector lines serving the residential and commercial areas, NSP does have a major distribution line going through the City of Pine Island. This 69Kv line runs from Zumbrota to the northwest corner of Pine Island and then down to Kasson. A line of this magnitude is very important for heavy industry and others who require a large amount of electricity.

Solid Waste Collection

Private individual companies provide all of the solid waste collection for the City of Pine Island and its residents. Each company is required to have a license to operate, which can be obtained from the City. The collection service scheduling depends on which company and the plan that is chosen by City Residents.

Pine Island Fire Department

The City of Pine Island is equipped with a fully functional fire department. The entire 26 member staff also serves as a rescue unit and all 26 people are trained First Responders. The Pine Island Fire Department serves approximately 10,000 people and covers close to 125 square miles. The range of service extends all the way to the east until it reaches CTH 63, to the south until it reaches CTH 14, in the west almost until CTH 57, and in the

north approximately four miles north of the City of Pine Island city limits. This area of coverage includes three counties and all or parts of five townships.

The Pine Island Fire Department is equipped with seven vehicles; two Class A pumpers, two 1500 gallon tankers, two grass rigs, and one rescue equipment vehicle. Another important piece of equipment used by the Fire Department is a laptop computer that immediately gives directions to a desired location when a call is received. This greatly reduces response times and helps save lives and prevent loss. The Pine Island Fire Department is also a member of the State Fire Department Association and the State Chiefs Association.

Police Protection

The Goodhue County Sheriff's Department provides police protection for the City of Pine Island. The Sheriff's Department provides police protection to the City for approximately 12 hours per day. The hours are generally broken up throughout the morning, afternoon, and night, but service calls and special events allow these hours to vary. An office located at the Pine Island City hall enables deputies to do reports and other administrative tasks. This office is equipped with a computer and there are plans to network this computer via e-mail and fax to the Goodhue County Sheriff's Department in Red Wing. A juvenile officer spends time in the Pine Island School for approximately 12 to 16 hours per month. At the conclusion of every month the Sheriff's Department produces a report that identifies the hours spent per day, the total hours for the month, the calls for service, and the total citations that were issued for the entire month.

Existing Transportation

U.S. Highway 52

U.S. Highway 52 is classified as a principal arterial freeway and runs from the Twin Cities to Rochester and beyond. Due to Pine Island's location between the two destinations, USH 52 is a major link for development. USH 52 is a four-lane highway with a current speed limit of 65 mph. The City of Pine Island has two interchange access points to USH 52. One interchange is located at County 11 on the eastside of the City and the other at the north end, which turns into Main Street. In 1997, Average Daily Traffic (ADT) along USH 52 while going through Pine Island totaled 15,100 cars. Just south of the City of Pine Island, USH 52 has an ADT of 16,700 cars. There are obvious developmental factors that will impact both the City of Pine Island and USH 52 and these issues will be addressed in the analysis section of this plan.

Goodhue County 62

CTH 62 begins at the Olmsted/Goodhue County line located on the south side of the City. This highway is classified as a major collector and runs into the center of town while turning into Main Street. CTH 62 continues through the City of Pine Island along Main Street until it ends at the intersection with County Highway 11, also known as Center Street. At the current time, there is no existing storm sewer for CTH 62. This street has a particularly high crown that enables surface water runoff to the neighboring side streets that do have a storm sewer runoff system. The last time that this road was resurfaced was

in 1986, but according to Goodhue County, CTH 62 is to be resurfaced in 2000. The most recent ADT measurement on this highway was 2600 cars a day around the intersection with 1st Avenue S.W., an ADT reading of 3350 around 5th Street, and 7100 at the bridge crossing the Zumbro River.

Goodhue County 27

This ten-ton highway is classified as a minor collector and enters the City on the western edge from the Town of Roscoe. Once CTH 27 reaches the City, it is more commonly known as 5th Street S.W. CTH 27 ends at the intersection with CTH 62 or Main Street. The most recent ADT measurements in 1997 within the City of Pine Island for CTH 27 were 910 and 1200 respectively. Similar to CTH 62, CTH 27 does not have an existing storm sewer system underneath it, but does enable surface water runoff to go in either direction where a storm sewer system is available.

Goodhue County 11

CTH 11 is classified as a major collector and enters the northwest corner of the City of Pine Island from the Town of Roscoe. This ten-ton highway turns into north Main Street while going through the northern half of the City. Prior to reaching the Zumbro River, CTH 11 meets CTH 62. From here, CTH 11 turns east, passes over USH 52, and eventually out of the City. CTH 11 recorded a 1997 ADT measurement of 660 when it enters the City in the northwest corner, 4600 between 2nd and 3rd Streets, 5300 between 1st and 2nd Streets, 4600 near the intersection with 3rd Avenue N.E., and 1080 on the east side of USH 52.

In 1998, this road was reconstructed to link up with traffic that exited USH 52 at the northern interchange of Pine Island. The new construction of CTH 11 took place from 3rd Avenue N.W. and went straight east until it reached Main Street. CTH 11 ran concurrently with Main Street until it reached CTH 62. From this point, CTH 11 continues on the same route, running east out of the City of Pine Island. This road is one of the most heavily used in the City of Pine Island, both by industrial transportation and other commercial and residential users.

Olmsted County Highways

Olmsted County has two highways, CTH 13 and CTH 3, that run into the City of Pine Island. Once these two roads get to the County/City Limit, they form one road, Goodhue County Highway 62. These two highways are an important means of transportation to and from the City of Pine Island, especially in regards to traffic from western Olmsted County and the eastern portion of Dodge County. Any improvements on these highways will have an impact on the amount of traffic that travels to and from the City of Pine Island.

City Streets

There are approximately 15 miles of city streets within the City of Pine Island. 1.5 miles of road are jointly shared with Pine Island Township in regards to maintenance and snow removal. Each city street typically has a 66-foot right of way, with a 32-34 foot opening. Since 1994, there has been approximately 1.7 miles of street resurfaced. With the recent

annexation of subdivisions near Pine Island, many streets recently have been constructed. These subdivisions are responsible for approximately 1.25 miles of new streets within the City of Pine Island. In the future, the northwest corner of the City is scheduled to have approximately 1.25 miles resurfaced, while the southeast portion of the City will have 1.8 miles resurfaced. The City of Pine Island has also reconstructed approximately 40,000 square feet of sidewalks in 1998. In 1999, approximately 20,000 square feet of sidewalk is scheduled to be reconstructed.

Recreational Facilities

Douglas State Trail

The Douglas State Trail is a 12.5-mile trail that runs from Rochester to Pine Island. This is a multiple use state trail formed on an abandoned Chicago Northwestern Railroad grade. The trail is made up of two separate treadways; each designed for different recreational activities. One treadway is bituminous pavement to be used by bicyclists, hikers, and snowmobilers, while the other for is designed to be used by horseback riders and skiers. This trail, along with other state trails, may be used for snowmobiling and other non-motorized forms of recreation. Overnight camping and campfires are permitted only on designated campsites. Trail access is available in three locations with parking lots: Pine Island, Rochester, and Douglas. All three of these locations also include restroom services.

City Parks

Trailhead Park

Trailhead Park is located just off of Main Street on East Center Street, alongside the Middle Fork of the Zumbro River. This park also serves as the current origin of the Douglas State Trail. Trailhead Park includes a shelter with picnic tables, restrooms, and a drinking fountain. There are many different types of recreational equipment located in this park. Included in this are six horseshoe pits, a swing set, slide, and two other pieces of children's playground equipment. The shelter of this park is available for reservations for various types of events and get-togethers. There is also discussion regarding expansion of this park, mainly in the form of signs and more equipment.

Collins Park

Collins Park is another developed park located in Pine Island. Collins Park is located on 3rd Avenue N.W. and is equipped with a shelter and picnic tables. These facilities can be reserved for events and other occasions. There are restroom facilities with a drinking fountain included in the facilities of this park. Playground equipment in Collins Park includes swings and a slide. The Pine Island Jaycees have taken an interest in expanding the playground equipment that exists in this park.

Pine Island Golf Course

Within the Pine Island City limits is a nine-hole golf course. The Pine Island Golf Course, characterized with wide fairways and big greens, is situated on approximately 75 acres in the southeast portion of the City. This par-four, course includes a driving range

and limited pro shop. The course is equipped with motorized golf carts and a beverage cart is also accessible during busy times. In early March of 1999, the Pine Island Golf Course shareholders decided to expand the current nine-hole course with an additional nine holes. Along with the second nine holes scheduled to be added, there is also a proposed housing development that will complete the golf course development.

Pond Overlook

On the south side of 8th Street S.E. is 14-acre natural wetland preserve. This area is owned by the City of Pine Island and includes a 3-acre pond with a wood stand. Several groups and organizations have come together to support the natural preserve and work to maintain its natural beauty.